



Village of Winnetka

Zoning Board of Appeals Regular Meeting

April 14, 2025 at 7:00 PM
Village Hall Council Chambers
510 Green Bay Road

AGENDA

1. **Call to Order & Roll Call**
2. **Approval of Minutes**
 - a. November 18, 2024, Special Meeting Minutes
 - b. February 10, 2025, Regular Meeting Minutes
3. **Community Development Report**
4. **Continued Cases**
 - a. **Case No. 25-01-V2: 314 Walnut Street:** An application seeking approval of zoning variations to allow construction of a new detached garage and a two-story addition to the existing residence at 314 Walnut Street. The requested variations would permit the proposed improvements to (i) exceed the maximum permitted front yard lot coverage along Wilson Street; (ii) exceed the maximum permitted gross floor area; (iii) provide less than the minimum required front yard setback from the west property line along Wilson Street to the proposed detached garage; and (iv) provide less than the minimum required corner yard setback from the north property line along Orchard Lane to the proposed addition to the existing residence. The Village Council has final jurisdiction on this request. *This item was continued from the February 10, 2025, Zoning Board of Appeals meeting. The Applicant is requesting this item be continued to the May 12, 2025, Zoning Board of Appeals meeting.*
5. **New Cases**
 - a. **Case No. 24-14-SU: Grace Presbyterian Church of the North Shore (440 Ridge Avenue and 760 Cherry Street):** Applications seeking approval of (i) an amendment to an existing Special Use Permit to allow construction of additions to the existing church and site improvements on the proposed consolidated lot; and (ii) zoning variations to (a) exceed the maximum permitted roofed lot coverage; (b) exceed the maximum permitted gross floor area; (c) provide less than the minimum required front yard setback from the east property line along Ridge Avenue; and (d) provide less than the minimum required corner yard setback from the north property line along Cherry Street. The Village Council has final jurisdiction on this request.
6. **New Business**
 - a. May 12, 2025, Regular Meeting - Quorum Check
7. **Public Comments**
8. **Adjournment**

NOTICE

Public comment is permitted on all agenda items at the meeting. If you wish to provide testimony or comments prior to the meeting, you may provide them one of two ways: (1) by sending an email to planning@winnetka.org; or by sending a letter to Community Development, Village of Winnetka, 510 Green Bay Road, Winnetka, IL 60093. All agenda materials are available at www.villageofwinnetka.org/agendacenter.

The Village of Winnetka, in compliance with the Americans with Disabilities Act, requests that persons with disabilities, who require certain accommodations to allow them to observe and/or participate in this meeting or have questions about the accessibility of the meeting or facilities contact the Village ADA Coordinator at 510 Green Bay Road, Winnetka, Illinois 60093, (Telephone (847) 716-3543; T.D.D. (847) 501-6041).